094.0	0002	0033.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,600 / 742,600
					USE VALUE:	742,600 / 742,600
					ASSESSED:	742,600 / 742,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZLATANOVSKI DIANA
Owner 2:	WEIK DAVID LAWRENCE
Owner 3:	
Street 1:	21 AERIAL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WAMPLER PHYLLIS M -
Owner 2:	SHERIDAN HEATHER A -
Street 1:	21 AERIAL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1969, having primarily Wood Shingle Exterior and 1315 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7508.000	290,900		451,700	742,600
Total Card	0.172	290,900		451,700	742,600
Total Parcel	0.172	290,900		451,700	742,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 564.63 | /Parcel: 564.63

Legal Description

User Acct 61532

GIS Ref

GIS Ref

Insp Date 09/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0033.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	290,900	0	7,508.	451,700	742,600		Year end	12/23/2021
2021	101	FV	282,800	0	7,508.	451,700	734,500		Year End Roll	12/10/2020
2020	101	FV	282,700	0	7,508.	451,700	734,400	734,400	Year End Roll	12/18/2019
2019	101	FV	201,200	0	7,508.	458,100	659,300	659,300	Year End Roll	1/3/2019
2018	101	FV	201,200	0	7,508.	342,000	543,200	543,200	Year End Roll	12/20/2017
2017	101	FV	201,200	0	7,508.	309,700	510,900	510,900	Year End Roll	1/3/2017
2016	101	FV	201,200	0	7,508.	296,800	498,000	498,000	Year End	1/4/2016
2015	101	FV	198,300	0	7,508.	251,600	449,900	449,900	Year End Roll	12/11/2014

!7726!

PRINT

Date	Time
12/30/21	06:04:21

LAST REV

Date	Time
10/04/19	11:03:26
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7726

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WAMPLER PHYLLIS	71076-289	1	5/30/2018		760,000	No	No		
CONDELL MATTHEW	43477-398		8/9/2004		425,000	No	No		
BROCK ARTHUR	30301-277		6/16/1999		283,000	No	No		
	19253-114		8/1/1988		99	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2016	617	Wood Dec	21,000					rebuild deck 16x14
3/2/1994	48	Manual	500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	BS	Barbara S
4/17/2009	Inspected	189	PATRIOT
1/5/2009	Measured	336	PATRIOT
4/4/2000	Inspected	264	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	197	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61532
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7508		Sq. Ft.	Site		0	70.	0.86	5									451,666						451,700	

Total AC/HA:	0.17236	Total SF/SM:	7508	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	451,666	Spl Credit		Total:	451,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.3	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	1.04989493
Adj $ / SQ:	198.430
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	356059
Depreciation:	65159
Depreciated Total:	290900

COMMENTS

SCUTTLE HOLE BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

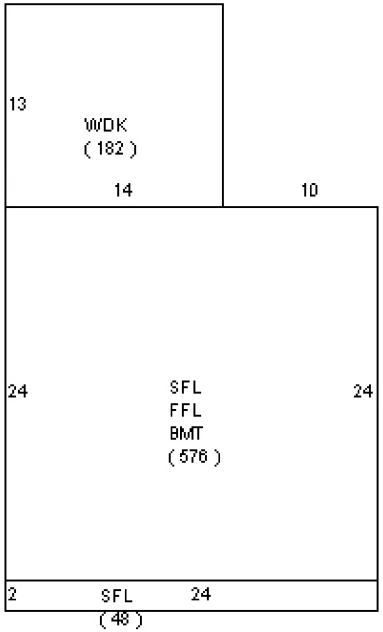
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.43
Special Features:	0	Val/Su Net:	148.57
Final Total:	290900	Val/Su SzAd	242.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	624	198.430	123,820
BMT	Basement	576	67.270	38,746
FFL	First Floor	576	198.430	114,296
WDK	Deck	182	12.070	2,196

Net Sketched Area:	1,958			Total:	279,058
Size Ad	1200	Gross Area	1958	FinArea	1315

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X6	A	AV	1971	0.00	T	38.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

094.0-0002-0033.0

IMAGE

AssessPro Patriot Properties, Inc